

CHAPTER 580: MOBILE HOME REGULATIONS

SECTION 580.010: MOBILE HOMES TO BE SKIRTED

No mobile home, modular home, or other residential building not on a concealing and continuous concrete foundation shall be permitted to remain located within the City limits of the City of La Grange, Missouri, for more than thirty (30) days continuously unless it is attractively and adequately skirted. (Ord. No. 374 §1, 4-8-96)

SECTION 580.015: ABANDONED MOBILE HOMES

- A. It shall be unlawful for any person or persons to abandon any mobile home, or part thereof, upon any public or private property within the City limits of the City of La Grange, Missouri.
- B. A mobile home shall be deemed abandoned within the meaning of this Section, if it shall be parked or remain at the same place on any property within the City of LaGrange for more than sixty (60) days continuously, without being occupied as a residence by one (1) or more persons. (Ord. No. 514, 12-10-07)

SECTION 580.020: MOBILE HOME DEFINED

A mobile home shall consist of any mobile home, housing or house trailer used as a dwelling that requires a certificate of title and is customarily moved to location on axles. (Ord. No. 374 §2, 4-8-96)

SECTION 580.030: MODULAR BUILDING DEFINED

A modular building is defined as a factory fabricated transportable building or building unit designed to be used by itself or to be incorporated with similar units at a building site into a modular structure to be used for residential, commercial, educational or industrial purposes. A mobile home as defined in Section 580.020 above is excluded from the definition of a modular building. (Ord. No. 374 §3, 4-8-96)

SECTION 580.035: LOCATION OF MOBILE HOMES AND MODULAR BUILDINGS

Any mobile home or modular building shall be located on a lot with minimum dimensions of sixty (60) feet by one hundred twenty (120) feet per home or building. Except that this Section shall not apply to mobile homes or modular buildings which:

1. Are located on a lot for temporary purposes of no more than thirty (30) days; or
2. Are located on a lot for construction purposes only and are removed upon completion of the construction. (Ord. No. 498, 9-11-06)

SECTION 580.040: FINES AND PENALTIES

Fines and penalties for this Chapter shall be set forth under Section 100.004 of this Code. Each day that such violation occurs shall be punishable as a separate offense under this Section. (Ord. No. 374 §4, 4-8-96)

SECTION 580.045: DESIGN AND CONSTRUCTION STANDARDS FOR MOBILE HOMES

- A. *Purpose.* The purpose of this Section is to set forth standards for the placement, construction and architectural appearance of mobile homes within the City. The intent of this Section is to ensure that mobile homes are compatible with other dwellings in residential neighborhoods and meet a minimum construction and architectural standard while providing an alternative means of affordable home ownership for the residents of the City.
- B. *Non-Conformity.* All legal or existing occupied mobile homes located within the City shall be permitted to remain in place, but provided that no such homes may be replaced or relocated unless made to conform with the existing requirements of this Chapter.
- C. *Design And Construction Standards.* All mobile homes shall comply with current Missouri State law standards and Federal Manufactured Home Construction and Safety Standards, as well as existing City building codes, except as otherwise set forth herein. The following additional design and construction standards shall apply:
1. The roof shall be gable or hip roof of at least three (3) in twelve (12) pitch or greater and covered with material that is residential in appearance. Except for permitted deck areas, all roof structures shall provide an eave projection of no less than six (6) inches and no greater than thirty (30) inches.
 2. Exterior siding shall be made of non-reflective and non-metallic materials, cannot have a high-gloss finish, and must be residential in appearance, including, but not limited to, wood or masonite lap or vertical groove siding, simulated lap siding, such as conventional vinyl or metal siding, wood shingles, shakes, stucco, brick, stone similar materials, or any combination of these materials, but excluding smooth, rubbed or corrugated metal or plastic panels. The exterior siding material shall extend to the ground level, except that when a solid or concrete or masonry perimeter is used, the siding material need not extend below the top of the foundation.
 3. All homes shall be placed on concrete platforms, concrete pads or pillars with each being secured with an anchor or tiedown system designed for that home as provided by Chapter 700, RSMo. Homes shall have the tongue and running gear including axles removed.
 4. No mobile home shall be permitted to use or have straw or hay bales placed around any portion of the foundation of the home. (Ord. No. 529, 4-13-09)